



## **AGENDA**

*GILA COUNTY PLANNING AND ZONING COMMISSION  
Gila County Supervisors Conference Room  
610 E. State Hwy 260, Payson, AZ*

*10:00 AM  
November 16, 2017*

### **REGULAR MEETING**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call: Mickie Nye-Chairman, Bill Marshall, Mary Lou Myers, Randy Slapnicka, Travis Holder, Terry Otts, Lori Brown
4. Election of Officers (Chairman and Vice-Chairman)
5. 2018 Meeting Calendar
6. Review and Approval of Minutes of the Planning & Zoning Commission Hearing on September 21, 2017.

#### **7. Director/Planner Communication:**

At any time during this meeting of the Planning and Zoning Commission the Director and/or Planner of Community Development may present a brief summary of current events. No action may be taken.

- Discuss proposed future amendments to the Gila County Zoning Ordinance

#### **Information/Discussion:**

8. Amendments to Small Subdivision Regulations
9. RV Parks and Subdivisions
10. Adjournment



**GILA COUNTY  
PLANNING & ZONING COMMISSION AND  
GILA COUNTY BOARD OF ADJUSTMENT  
2018 CALENDAR**

In accordance with Arizona State Statute 11-802 (By resolution fix the time and place within the district of regular meetings, hold at least one regular meeting each month when there is new official business to transact and hold additional meetings as the chairperson or a majority of the commission deems necessary). The Planning and Zoning Commission and the Board of Adjustment meet the 3<sup>rd</sup> Thursday of each month unless otherwise designated by the Commission or the Board of Adjustment. The Board of Adjustment meets at 9:00 A.M. and The Planning and Zoning Commission meets at 10:00 A.M. in the Gila County Board of Supervisors Hearing Room located at 1400 East Ash Street, Globe, Arizona and telecasted to Gila County Board of Supervisors Conference Room located at 610 E. Hwy 260, Payson, Arizona, unless noticed for a different location.

<b>MEETING DATE</b>	<b>APPLICATION DUE DATE</b>	<b>LEGAL AD DUE TO PAPERS</b>	<b>PUBLICATION &amp; NOTICE DATE</b>
January 18, 2018	December 7, 2017	December 27, 2017	January 3, 2018
February 15, 2018	January 4, 2018	January 24, 2018	January 31, 2018
March 15, 2018	February 1, 2018	February 21, 2018	February 28, 2018
April 19, 2018	March 8, 2018	March 28, 2018	April 4, 2018
May 17, 2018	April 5, 2018	April 25, 2018	May 2, 2018
June 21, 2018	May 10, 2018	May 30, 2018	June 6, 2018
July 19, 2018	June 7, 2018	June 27, 2018	July 4, 2018
August 16, 2018	July 5, 2018	July 25, 2018	August 1, 2018
September 20, 2018	August 9, 2018	August 29, 2018	September 5, 2018
October 18, 2018	September 6, 2018	September 26, 2018	October 3, 2018
November 15, 2018	October 4, 2018	October 24, 2018	October 31, 2018
December 20, 2018	November 8, 2018	November 28, 2018	December 5, 2018



**MINUTES OF THE GILA COUNTY  
PLANNING AND ZONING COMMISSION**

**Thursday, September 21, 2017**

**GILA COUNTY BOARD OF SUPERVISORS HEARING ROOM**

**1400 East Ash Street, Globe, AZ**

**10:00 AM**

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**REGULAR MEETING**

1. The meeting was called to order at 10:00 A.M. by Chairman Mickie Nye.
2. Pledge of Allegiance was led by Randy Slapnicka.
3. Roll Call: Therese Berumen called the roll; Chairman Mickie Nye (in Payson), Mary Lou Myers (in Payson), Travis Holder (in Globe), Terry Otts (in Globe), and Bill Marshall (in Globe), Randy Slapnicka (in Payson). Lori Brown is absent. A quorum is present.

Community Development Staff Members Present: Scott Buzan-Director, Robert Gould-Planner and Therese Berumen-Administrative Assistant.

4. Review and Approval of Minutes of the Planning and Zoning Commission Hearing on August 17, 2017. Mickie Nye asked if there were any changes needed. Mary Lou Myers motioned that the minutes be approved as recorded and Bill Marshall seconded the motion. It was unanimously approved.
5. **Director/Planner Communication:** At any time during this meeting of the Planning and Zoning Commission, the Director and/or Planner of Community Development may present a brief summary of current events. No action may be taken.

Scott Buzan welcomed back Robert Gould, as Community Development's part-time Planner. He stated that he would be working Tuesday and Thursdays, for a full 8 hours. He will be taking over the duties as our planner and with his 30 years of experience, I am thrilled to have him back. Scott Buzan also stated that a chief building official has been hired and will be starting on September 25, 2017. Mickie Nye asked where he would be housed and Scott Buzan stated that he would be in the Payson office. Robert Gould reminded the commission that there are still 2 vacancies on the commission, in district 1 and in district 3. Also stating that the vacancy in district 1 can be filled by an appointee either in the incorporated or unincorporated area of Gila County, but the vacancy in district 3 can only be filled in the unincorporated area. Robert Gould also stated that after looking over the minutes from the previous meeting, that there was a discussion on noise control and that the Commission had asked us to look into the possibility of some additional noise controls. Two issues that were brought up were the noise from the "Jake Braking" and just noise in the general area, mostly from businesses running at

night. At the current time, we really don't identify any noise in any specificity, in our zoning ordinance, as to what constitutes a nuisance. We do consider noise a nuisance and have applied FAA standards, which state anything that exceeds 65 decibels a minute is considered too loud in a residential area. I think for us to develop regulations not allowing people to use "Jake brakes" would do more harm to the overall economy, than it would helping us with noise. Possibly someone in the Sherriff's office could deal with that issue. My personal opinion is that adopting regulations for "Jake brakes" may not be appropriate. Mickie Nye asked if this would be open for conversation and when. Robert Gould stated that he would be more than happy to collect more information and data and bring back for a future meeting; if that is something the Commission is interested in. Mickie Nye stated that he would be interested in that conversation. Randy Slapnicka asked how this came about. Mickie Nye stated that there was a public speaker, that attended the last meeting that brought up noise from a local business in Pine, AZ and "Jake braking". It wasn't on the agenda, but was part of the call to public section, where individuals could speak about their concerns. The Commission asked the staff to gather some information on this and get back to us. Randy Slapnicka asked if the Commission was putting regulations in places where they can't enforce it. Robert Gould stated that a noise study was done in the area of the Pine Ice Company in Pine because of a complaint from a neighbor. The neighbor wasn't happy with the results, but the decibel readings were between 42 and 45, which really doesn't constitute a lot of noise. Terry Otts stated that, in his opinion, it isn't even just the "Jake braking" or the engine noise; it is also the big tires on a lot of these 4-wheel drive trucks. They are extremely loud. If you look at this as a whole, I think we may just be opening up something that is out of our paygrade. Bill Marshall stated that he agreed 100% and by looking at it as a whole, you have to incorporate the fact that when you get a group of motorcycles coming through town that are louder than any "Jake brake". Also, a lot of private trucks have "Jake brakes". I have one on my truck and use it all the time when I am traveling. I think if we try and regulate this, we would be getting into something that we don't want to get into. Robert Gould stated that he thought the Town of Payson had a sign as you come into town, stating no "Jake breaks". I am not sure how that is enforced, but I know it isn't a planning and zoning enforcement issue. Mary Lou Myers stated that one of the issues located in the Pine area, that has always been there and will probably always be there, is the speed limit coming down from Strawberry. It is 50 MPH and then changes abruptly to 35 MPH. In my opinion, the speed limit should be changed from 50 MPH to 40 MPH. Though, that is an ADOT issue. Randy Slapnicka stated that we are a code compliant county, not a code enforcement county. We don't have the resources to chase these people down. Randy Slapnicka also stated that maybe the residents need to get a petition together and bring it to ADOT, to get that speed limit changed. Mickie Nye agreed and said bringing that before the Board of Supervisors would have more clout than bringing it before the Planning and Zoning Commission. It was agreed between Robert Gould and the Commission that any further discussion concerning a noise ordinance would not be brought back before the Commission.

**Public Hearing:**

6. **CPA-17-02 Gila County:** An application to amend the Gila County Comprehensive Plan, by amending the narrative portion of the Plan for Pine-Strawberry, Arizona. The proposed amendment will provide updated data on the Pine-Strawberry area and provide guidance to the Planning & Zoning Commission and the Board of Supervisors in making zoning decisions to manage growth. There will be no changes to the designated planning districts identified in the 2003 Gila County Comprehensive Plan. Robert Gould explained that he knows this was already brought before the Commission and it was recommended to go before the Board of Supervisors, but that was done prematurely. That was my error and after going back through the state law, the plan has to go through a 60-day review period. This was taken care of by sending the proposed amendment to surrounding counties, every city in the county, every state office, and asked for public comments before we have the public hearing. As of date, we have had one public comment from James Hill of Pine, AZ. Other than Mr. Hill, we have not received any other comments to date. It is important to keep in mind that a plan is never a regulation. A plan is just an articulating way to see the future vision of the area. The plan itself is not a regulatory tool for us to use. They have 11 issues that they have identified in their proposed plan that should be addressed, but I saw 3 issues that were included in the current Comprehensive Plan, but not included in the amended version, which include, Adequacy of Emergency Services, Fire Danger and Limited Private Land Base. They may see these as issues that don't need to be addressed any longer. Some possible implementation programs that were extracted from the plan, that I think need to be done, if the plan is adopted, are design review, water conservation, drainage plan, view corridors protection, underground utilities, landscaping, shared parking, noise ordinance, pedestrian and bicycle friendly, trail building, and right of way issues. My recommendation is to adopt the Comprehensive Plan and if you find that through the implementation process, you don't particularly like something, you can leave that out and not recommend that to the Board of Supervisors. Mickie Nye asked if the Commission had any questions for Robert Gould. Mary Lou Myers stated that this has been gone through several times before.

**Public comment section opened.** Darwin Huber, who resides in Pine, AZ and is currently a spokesman for the Pine-Strawberry Visioning Committee, which leads the effort for the revised area plan. We agree that this plan is not a regulatory tool, but a plan for guidance. An essential part of this plan is local input and local public awareness. By state law, it is required every 10 years to update the Comprehensive Plan. To the comment of "If it's not broken, then why fix it?" we argue that it is broken. The residents of Pine-Strawberry realize and accept that growth will occur. However, they have clearly stated that future development must maintain the charm and character of the community. The wants and desires of the revised plan are not that of the authors, but that of the residents of the community, who are quite clear of their desires. The 3 community issues that Robert Gould stated were in the current plan and not the revised plan, we believe are covered, just under a different section. Adequacy of Emergency Services is in the

"Preserve Character of the Community" section. Fire Danger is in the "Transportation" section. Limited Private Land Base is in the "Sustainable Building Practices" section. The bottom line, is after a 3 ½ year effort by the Pine-Strawberry Visioning Committee, along with public involvement, has produced a vision statement, which led to the formation to this revised plan. The Pine-Strawberry Visioning Committee and more importantly the clear majority of the citizens of Pine-Strawberry request and encourage the county to approve and adopt this revised area plan. Mickie Nye reiterated that if the Pine-Strawberry Visioning Committee truly wanted to control the issues that are brought up, you need to incorporate. If this passes today, we will accept this as a guide, but more importantly than using it as a guide, we absolutely have to follow the laws that are applicable to those who are coming into the community. Darwin Huber stated that he understands that, but when regulatory changes come about or new development comes in, it is important to remember that we have the local, meaning the Pine-Strawberry residents public awareness and involvement. Mickie Nye agreed with Mr. Huber. **Public comment section closed.**

Travis Holder motioned to approve agenda item number 6, CPA-17-02, Gila County, an application to amend the Gila County Comprehensive Plan by amending the narrative portion of the Plan for Pine-Strawberry, Arizona. Mary Lou Myers seconded the motion. The motion was unanimously approved.

#### **Information/Discussion:**

7. Revisions of Small Subdivisions (Bob Gould): Robert Gould stated that we adopted this small subdivision ordinance several years ago and we never had the chance to use it, until just recently. We have two small subdivisions that are in the process of developing a 10 lot and an 18 lot subdivision. As we were processing these, we found several issues of concern that we felt needed to be addressed. It was agreed that we should clean up our regulations to be more in line with the authority that has been granted to us by the state. First of all, don't call it a small subdivision ordinance, call it what it is, an expedited subdivision review. We also felt we should allow phasing as a given right instead of having them go through another process, so we added verbiage in there for that affect. We did also include required submittals, which is not in our current one. We also included some guidelines for Commission review and Board of Supervisors review. Also, under section 1103.00, for Design Standards, there was nothing listed there, so we added a section in that area. I also have deleted the Green Building Incentive because it won't stop someone from proceeding with this and it really doesn't help anyone either. In my opinion, it is just taking up space. Please keep in mind, I am not asking you to consider this today. I am asking you, to say yes, we want to amend this, so I can come back to you with a more complete report. Mickie Nye stated that he thinks we need to move forward with his suggestions. Travis Holder also stated that he thought it was a good idea. Randy Slapnicka stated that he thought the title of Article 11, should read, "Expedited Subdivision Review for 20 or less lots", so it would be clearer. Robert Gould agreed that it was a good suggestion. Mickie Nye asked Robert

Gould if it would be fair to suggest to you, that the Commission members submit their suggestions to him before the next meeting. Robert Gould stated that would be great, if they wanted to do that. Mary Lou Myers asked if there were any requests currently for subdivisions of this nature. Robert Gould stated that right now, we have 2 small subdivisions that are going through this process. We have Elk Rim Subdivision, in Pine, Arizona and we have Madera Peaks, in Globe, Arizona. Mickie Nye asked Robert Gould if there was a way to contact the developer to let them know that this subdivision is sorely needed and try to encourage them to move along a little faster than they are right now. Robert Gould stated that he had a meeting with them and some staff from Public Works a few weeks ago and they also emphasized that to us as well, so they are aware of it. I am not sure what the hold up is. I can assure you that it is not our department. I will express your desires to have this in front of you as soon as possible.

8. Robert Gould stated that this agenda item would not be here, if he had done his research, before it was put here. As I was doing my research, what I found was January of this year, a new state law had been acted and this law forbids us in regulating vacation rentals. It does state that of course, we can regulate nuisance issues pertaining to vacation rentals, but not vacation rentals themselves. Basically, we are not authorized by the state to regulate this. My apologies for putting this on the agenda. Randy Slapnicka stated that he thinks the vacation home rental business is exploding. To give you an example, 10 years ago, Home Away (Leading online vacation rental marketplace), only had Pine and Payson, but now they have more than 100 areas. I think we need to give this time to mature and see how we approach it.
9. **Adjournment.** Randy Slapnicka made a motion to adjourn the meeting and Mary Lou Myers seconded the motion. The Motion to adjourn was unanimously approved at 10:48 a.m.

**1. Add the following to end of the opening section for “Definitions”**

Any dispute regarding the meaning of any word or term used in this Zoning Ordinance shall be decided by the Director, and all such decisions shall be subject to appeal to the Board of Adjustment.

**2. Relocate the regulations for amending the zoning ordinance or districts from Section 105 entitled Amendment Procedures to Section 103.3(I) entitled Amendment Procedures (Zoning Ordinance/Zoning Districts).**

**I. AMENDMENT PROCEDURES (ZONING ORDINANCE/ZONING DISTRICTS)**

~~Section 105.1~~

**A. AUTHORITY**

The Board of Supervisors may, from time to time (after receiving a report thereupon by the Planning and Zoning Commission and after public hearings as prescribed herein), amend, supplement, or change the zoning map and/or Zoning Ordinance regulations. Any such proposed change may be initiated by the Planning and Zoning Commission or by the application of property owners or an authorized agent of a property owner.

~~SECTION 105.2~~

**B. APPLICATION**

Application for amendment shall be filed with the Community Development Division on forms provided therefore and shall be accompanied by the appropriate non-refundable fees. Upon submittal of a rezoning or specific plan application and prior to a public hearing, notification will be sent to adjacent landowners and other potentially affected citizens of the substance of the application. The applicant is responsible for written contact of all property owners within the notification area and of affected neighborhood associations, and shall offer to hold a meeting, with a specified date, for review of the proposed request. The applicant shall provide written proof of contact and offer of meeting to the Community Development Division at least thirty days prior to the date of the public hearing by the Planning and Zoning Commission. The request shall not be set for public hearing without such written proof.

1. An application to establish or change a zoning classification shall be initiated by a property owner, an agent authorized by the owner. Proof of ownership of the subject property or a notarized ‘authorized agent’ form shall be required.
2. An application to change regulations of this Zoning Ordinance which are initiated by the Gila County Planning and Zoning Commission or Gila County staff shall not require the fee.
3. A complete application form may require:
  - a. A detailed narrative justifying the application.
  - b. A legal description of the subject property.

- c. A map showing the particular property or properties for which the change of zone is requested and substantially the adjoining properties and the public streets and ways within a radius of three hundred (300) feet of the exterior boundaries.
- d. A true statement revealing any restrictions of record that would affect the requested uses of the property and the applicable dates of expiration.
- e. A preliminary site plan, depicting the proposed development or land use which is intended with the proposed amendment.
- f. The Zoning Inspector shall determine requirements and may request other property information as he deems necessary to evaluate the proposed changes in land uses. Other information could include title reports, records of survey, easements establishing and depicting rights of use, existing topographic maps and similar.

#### SECTION 105.3

##### **C. PLANNING AND ZONING COMMISSION ACTION**

Upon receipt of any proposed amendment, the same shall be submitted to the Planning and Zoning Commission for a report. Prior to reporting to the Board of Supervisors, the Planning and Zoning Commission shall hold at least one public hearing thereon, after giving at least fifteen (15) days' notice thereof by publication at least once in a newspaper of general circulation in the County seat, by posting the area included in any proposed Zoning Map change and by noticing property owners according to state law requirements. It shall not be the responsibility of the Board of Supervisors to maintain such posting once erected.

- 1. Prior to publishing and posting a petitioned Zoning Map change the Planning and Zoning Commission may, on its own motion, delimit the extent and boundaries of such area so as to constitute a reasonable zone.
- 2. Should the Planning and Zoning Commission initiate a proposed zoning amendment at the request of a person or persons, notice of such proposed change shall not be processed until the required filing fee has been paid.
- 3. In the event an application is denied by the Planning and Zoning Commission and/or Board of Supervisors, the Planning and Zoning Commission shall reserve the right of refusal to consider a similar application within a year of the date of application.
- 4. Failure of the Planning and Zoning Commission to report to the Board of Supervisors within sixty (60) days after date of application shall be deemed to be approval.

#### SECTION 105.4

##### **D. BOARD OF SUPERVISORS' ACTION**

Upon receipt of the Planning and Zoning Commission's recommendation, the Board of Supervisors may hold at least one public hearing within a reasonable time after first noticing in

the same manner as is required of the Planning and Zoning Commission, and may thereupon take appropriate action.

- A. If twenty percent (20%) or more of the owners of property by area and number within the zoning area file a protest to such change, the change shall not be made except by unanimous vote.

### **3. Amend The appeal timelines to refer to working days**

#### **5. Appeals (Administrative Variance)**

Appeals of the decision of the Zoning Inspector may be made to the Board of Adjustment and must be filed in writing with the Community Development Division within fifteen (15) working days following the date of mailing of the notice of decision. The decision of the Zoning Inspector shall become effective at the expiration of the fifteen (15) ~~calendar~~ **working** day appeal period, provided that no appeals have been filed.

### **4. Amend the appeal process for Use Permits to specify that adjoining property owners have the right to appeal**

#### **4. Appeals (Use Permit)**

The applicant **or any adjoining property owner** may appeal the denial **or approval** of an application or appeal the conditions required for the use by filing a ~~form~~ **letter** of appeal with the Board of Adjustment within fifteen (15) working days following the issuance or denial of a permit.

### **5. Amend Section 103.1(F)(a) by changing setback requirements and eliminating language for and administrative variance. Also delete graphic showing setbacks.**

1. Setbacks for an exempt structure shall be the same as those established for non-exempt structures except that the side and rear **setbacks may be five (5) feet from the property lines, measured from the eaves** applicant can apply for an administrative variance to reduce the setback to no less than three feet from the side and rear setback requirements.

### **6. Amend Section 103.6 by adding language for On-Site Signs**

#### **7. On-Site Signs**

See all provisions and stipulations set forth in all zoning districts. Monument and Low profile signs are permitted but must meet building code requirements.

### **7. Amend Section 104(B) by adding language for times for construction activity**

3. Times of construction shall be between between 6 AM and 11 PM.

**8. Add another item to 104(B) for fences**

4. Any fence over 6 feet in height in a residential zoning district shall require a use permit

**9. Amend TR zoning district for outside land uses.**

- a. Non-residential uses shall be conducted within a completely enclosed building unless authorized through the use permit process.

**10. Eliminate restriction on residential development**

1. Intent and Purpose: To permit most types of commercial activities oriented to a larger segment of population than the average neighborhood. This District is designed for cluster application along major streets or highways. Although uses within this District should be operated in such a manner as to be compatible with surrounding residential uses, ~~this District is not intended for mixed residential and commercial uses~~

**11. Add signage restrictions to GU zoning district. Should be the same as C1 zoning district.**

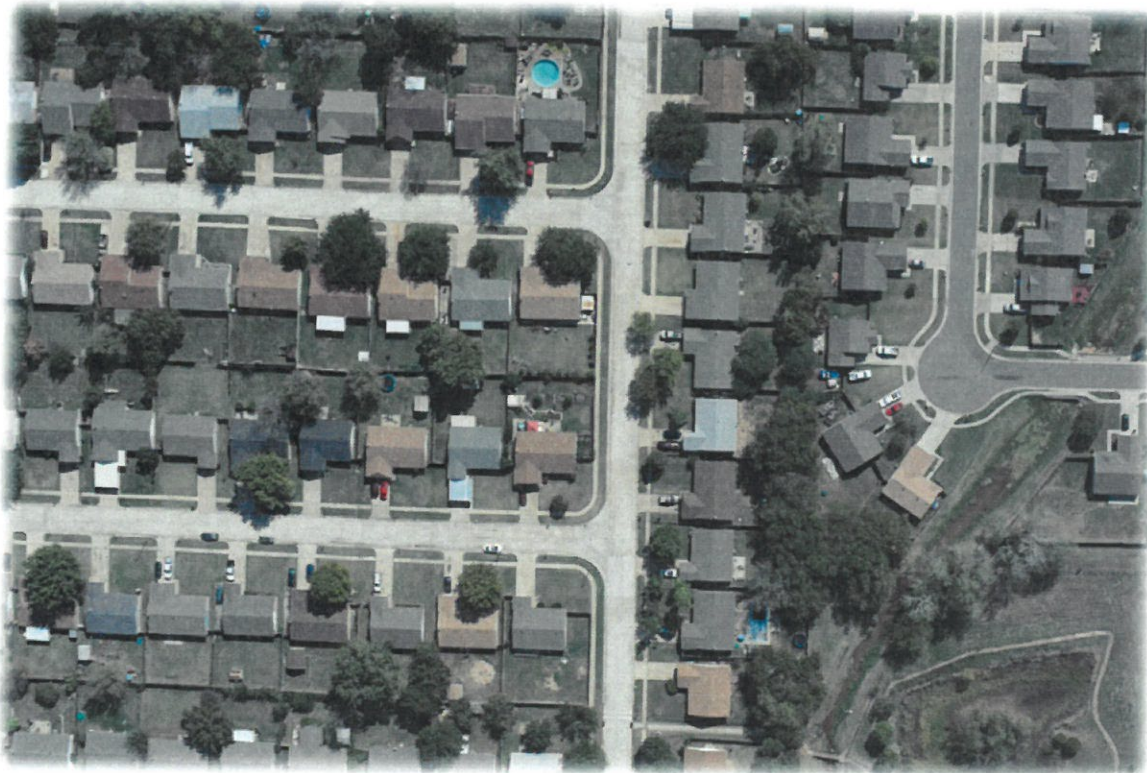
- a. On Site Signs: (Single or double-faced signs identifying the use and/or occupants thereof):
- i. Limited to a total aggregate panel area for all such signs of 200 sq. ft. except that same may be increased at the rate of one square foot of panel area for each lineal foot of lot width in excess of 50 feet, and provided that directional signs not exceeding 6 square feet of panel area shall not be counted against aggregate panel area. No one panel area to exceed 100 square feet.
  - ii. Limited to 20 ft. maximum height and any sign portion extending into any required yard or parking area limited to a minimum 10 ft. bottom heights, and provided further that any directional sign shall be limited to a 6 foot maximum height.
  - iii. May be illuminated except that any direct illumination must be located flush to or forward of the front of the main building, and is limited to a maximum transformer capacity of a constant 30 MA.
  - iv. No sign other than a flush sign, all parts of which are on the front of the main building, shall be closer than 25 feet to a residential district.



## STAFF REPORT TO THE PLANNING & ZONING COMMISSION

### EXPEDITED SUBDIVISION REVIEW

Our current regulations for small subdivisions should be amended due to a change in state law and better clarity and flexibility for the overall process and implementation of design standards.



## PURPOSE OF PROPOSED AMENDMENTS

Our current subdivision regulation references small subdivisions as authorized under ARS 11-806. This has been deleted from the Arizona Revised Statute and replaced at 11-822 with the following:

### *Revised State authority*

*F. For any subdivision that consists of lots, tracts or parcels, each of which is of a size as prescribed by the board of supervisors, the board may waive the requirement to prepare, submit and receive approval of a preliminary plat as a condition precedent to submitting a final plat and may waive or reduce infrastructure standards or requirements except for improved dust-controlled access and minimum drainage improvements.*

ARS 11-806 was the area dedicated for rural planning areas while ARS 11-822 is dedicated for subdivision authority. This change makes more sense. This is where it should have been in the beginning.

Another purpose for these proposed amendments is that we have recently utilized these regulations for the first time and have found some issues that need to be addressed. The regulations did not include the degree of flexibility that was desired in several areas. The meaning of flexibility, in this context, is the extent to which regulations needed to be adhered too. Some regulations were not as important as they should be for larger subdivisions.

### PROPOSED AMENDMENTS:

1. The title was changed to more clearly align the proposal with the Arizona Revised Statute.
2. A three-part process was added, that clearly shows the overall intent:
  - a. Pre-Application Meeting
  - b. Draft Final to the Planning and Zoning Commission
  - c. Final Plat to the Board of Supervisors
3. The changes from the Arizona Revised Statute are being shown.
4. Section 1101.03 allows applicants to construct their subdivision in phases with the caveat that they do not have more than 20 lots.
5. Currently, parts of Section 1103.00 have been exempt and have now been added back in.
6. Listed CC&Rs, Improvement Plans, Cost Estimates and Assurances are being required for review by the Planning and Zoning Commission.
7. The review process for the Planning & Zoning Commission and the Board of Supervisors is defined.
8. Possible waivers of design standards, such as, not requiring two points of ingress and egress, access for emergency services, dust control requirements and dead-end streets are clearly defined.
9. More flexibility was provided for the design of private streets.
10. The section on "Green Building Incentive" was eliminated.

## ARTICLE 11

### SMALL SUBDIVISIONS **EXPEDITED SUBDIVISION REVIEW**

#### 1100.00 Purpose and Authority

The purpose of this article is to provide an alternative process for smaller subdivisions that assures compliance with the intent of current subdivision regulations while completing the review process within a shorter time frame and providing greater flexibility in the application of current standards. It is also the intent to encourage small scale development which conforms to the current Comprehensive Plan and Zoning Regulations that provides a means for land development other than the conventional land subdivision process.

The overall process shall include the Pre-Application meeting, Draft Final Plat for the Planning and Zoning Commission and the Final Plat to the County Supervisors.

01. The authority to develop special regulations for small subdivisions is granted under A.R.S. ~~§11-806.01(N)~~ **§11-822(F)**

#### **Revised State authority**

*11-822 (F) For any subdivision that consists of lots, tracts or parcels, each of which is of a size as prescribed by the board of supervisors, the board may waive the requirement to prepare, submit and receive approval of a preliminary plat as a condition precedent to submitting a final plat and may waive or reduce infrastructure standards or requirements except for improved dust-controlled access and minimum drainage improvements.*

02. ~~To encourage green building projects~~

#### 1101.00 Applicability

Subdivisions with 20 or fewer lots are **may be** eligible for this expedited review process and shall meet the following criteria:

01. Lot sizes are flexible so long as health and safety issues, including water and sanitation are properly addressed along with the requirements of the applicable zoning district.
02. No construction is proposed within a floodway or 100 year flood plain.
03. The proposed subdivision ~~is not part of a larger planned development~~ **may be phased as long as the total number of lots does not exceed 20.**
04. The primary purpose of the development is for residential use but mixed uses may be considered where commercial uses are compatible with residential development.
05. The proposed subdivision complies with existing zoning requirements and is compatible with the Gila County Comprehensive Plan.

1102.00 General Requirements & Procedures for Submission of Plats

Article 3 of the Subdivision Regulations shall be modified to the following:

01. Sections 300.01, 300.02, 300.03, 300.04, 300.05, 300.08 and 300.09 of Article 3 shall be applicable with all applications for an ~~Minor Subdivision~~ expedited review process.

a. The pre-application conference shall be held with the applicant prior to distributing the ~~final draft~~ Draft Final Plat to reviewing agencies.

02. At the completion of the Pre-Application meeting, the applicant ~~will~~ shall submit 12 copies of the Draft Final Plat to be reviewed by staff along with improvement plans, Covenants, Conditions and Restrictions, cost estimates of improvements, and financial assurances.

a. The Community Development Director or his designee shall send copies of the Draft Final Plat to all affected Gila County departments, adjacent ~~property owners~~ local fire district, telephone, cable, gas, electric, water and sewage companies along with a requesting for a response within 30 calendar days.

b. At the end of the 30 day period the Community Development Director or his designee shall schedule a meeting with the Planning & Zoning Commission to review all comments and secure a recommendation from the Commission to the County Supervisors regarding the disposition of the Final Plat.

03. Planning and Zoning Commission Review

a. The Commission shall review a Draft Final Plat for those plats eligible for an expedited review process that meet the requirements of Section 1101.00 of this regulation.

b. After all comments have been addressed, the Community Development Director or his designee will schedule the request for a Commission meeting and prepare a report describing and evaluating the proposed project and shall make a recommendation for action. The Commission, at a scheduled public meeting will take into consideration all staff recommendations and will recommend to the County Supervisors to approve, to approve with stipulations, or to deny the request. The Commission recommendation, the staff report and final plat will then be forwarded to the County Supervisors for final consideration.

04. County Supervisors Review

a. The Supervisors shall have the right to amend any recommendations from staff and the Planning and Zoning Commission which may include conditions of approval that must be met prior to recording of the final plat.

1103.00 Design Standards as shown in Article 5 of the Subdivision Regulations ~~shall~~ may be applicable to all requests for approval of a ~~Minor~~ subdivision eligible for expedited review. The following waivers may be considered by the County Supervisors.

01. A second means of ingress and egress from a public road is not required.

02. Private roadways may be exempted from Gila County Roadway Design Standards under the following circumstances:

i. Access for emergency services has been approved in writing from the

Gila County Sheriff's Division and applicable Fire Department or State Fire Marshall.

- ii. Adequate dust control has been provided.
- 03. Private roadways are not required to meet all design standards but must demonstrate safe ingress and egress for emergency services.
- 04. Dead End Streets shall be designed to assure adequate access for emergency vehicles and approved by the Sheriff's Department and Fire District.

#### 1104.00 Improvement Standards and Procedures

Article 6 of the Subdivision Regulations shall be applicable to all requests for approval of a Minor subdivision eligible for an expedited review.

#### ~~1105.00 Green Building Incentive~~

~~Applicants who propose to include green building concepts, where at least 10% of the total subdivision improvement costs or housing development costs are dedicated to green building, may be eligible for up to 20% density bonus from the Board of Supervisors. (Number of lots allowed will be rounded to next higher number if 20% equals a fraction of a lot)~~

- ~~01. Project includes utilization of solar power~~
- ~~02. Project includes reuse of grey water and water harvesting strategies.~~
- ~~03. Project includes landscaping with vegetation common to the area.~~
- ~~04. Other Green Building concepts may be proposed for consideration.~~

#### 1106.00 Fees

The fees for processing an application for a small subdivision, that is eligible for an expedited review, shall be the same as the fees for a preliminary plat plus the cost to record.

#### 1107.00 Miscellaneous

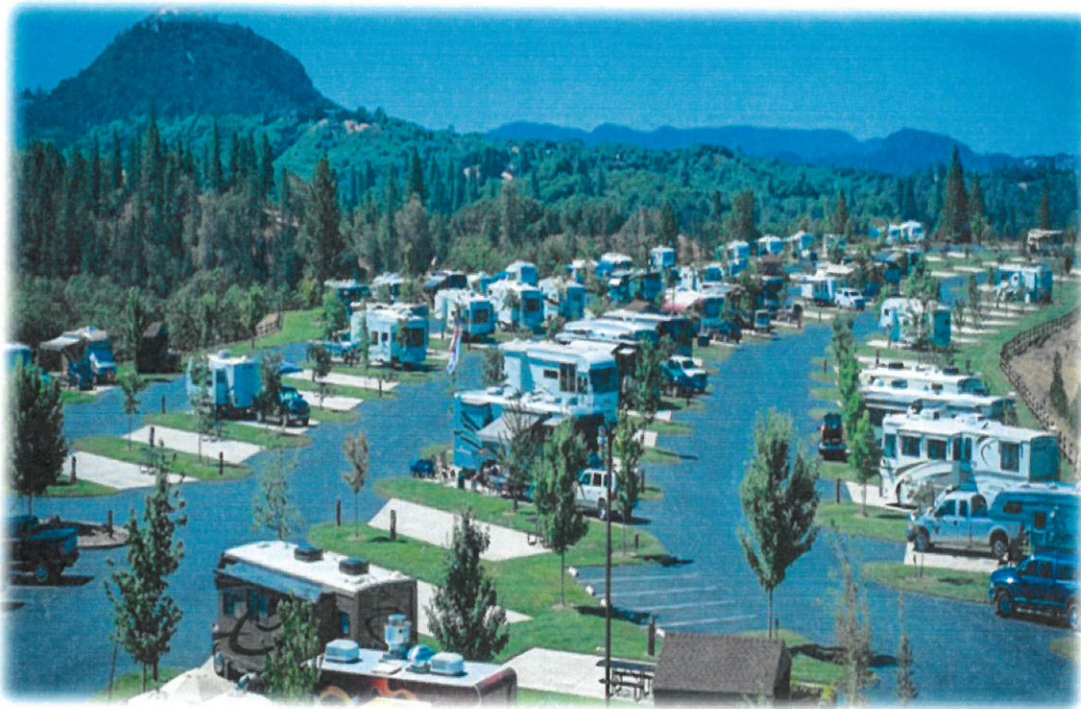
Articles 7, 8, 9 and 10 of the Subdivision Regulations shall be applicable to applications for Minor subdivisions eligible for an expedited review.



## STAFF REPORT TO THE PLANNING & ZONING COMMISSION

### RV Parks and Subdivisions

The Planning & Zoning Commission has expressed some interest regarding the establishment of regulations to allow RV Park Subdivisions. The purpose of this report is to outline potential amendments to our current zoning regulations to address this concern.



## **Current Zoning Regulations**

The Gila County Zoning Ordinance requires a Trailer District (T) to establish an RV Park. The Trailer District is an overlay district. The Arizona Revised Statutes must authorize the creation of an overlay district.

Authority to create an overlay district is granted under ARS 11-811(B)

- B. To carry out the purposes of this article, the board may adopt overlay zoning districts and regulations applicable to particular buildings, structures and land within individual zones. For the purposes of this subsection, "overlay zoning district" means a special zoning district that includes regulations that modify regulations in another zoning district with shall be adopted pursuant to section 11-813. The provisions of overlay zoning shall apply retroactively to authorize overlay zoning districts and regulations adopted before April 20, 1993.

This report will look at the inclusion of subdivided lots as an allowable use within this overlay district and how best to accomplish that. An overlay district allows deviation from development standards within a district. It does not allow uses which would not normally be permitted in that district. We recognize R4, TR, C1, C2, C3 and GU as appropriate districts for an RV Park. In GU zoning, if you are going to subdivide you are also required to rezone to the appropriate zoning district before that rezoning can be considered.

Our current zoning regulations reference regulations for RV parks under Section 104.6(C) entitled, T-Trailer District. This is an overlay district which requires a base hard zoning district. As an overlay district, the purpose is to allow modifications of the development standards to the hard district.

The Trailer District does not allow subdivisions that are specifically geared toward RV parks. Subdivisions will allow ownership of individual spaces within an RV Park. The major problem is minimum lot size. An example of this would be to require a minimum 10,000 square foot lot for a property zoned GU or 6,000 square foot for a property zoned R4. These are too big for an RV Park enterprise to be economically feasible.

Any amendment that we make, to allow an RV subdivision, would also entail an obligation of the property owner to adhere to all regulations for subdividing land in accordance with our Subdivision Ordinance and the Arizona Department of Real Estate Regulations.

In accordance with the above referenced regulations the following are a few of the requirements that could not be waived:

1. Filing a public report with Arizona Department of Real estate.
2. Approval from Arizona Department of Environmental Quality.

3. Providing assurances of construction.
4. Providing cost estimates from a qualified engineer.
5. Providing improvement Plans to be approved by Public Works.
6. Hiring a qualified surveyor to layout the lots and streets.
7. Filing CC&Rs with Community Development.

Approving a site plan for an RV Park can be completed in a relatively short time frame. Rezoning to apply a Trailer District Overlay would probably take two to three months due to a required public hearing in front of The Planning and Zoning Commission and Board of Supervisors. The subdivision process would add at least six months onto the process for obtaining all required approvals.

There are several questions that need to be addressed if we are to allow subdivided property for RV Parks, which include:

1. Do we do this as an overlay district or a hard zoning district?
2. How should we address street design?
3. How should we address access from a public roadway?
4. What are the requirements for parking?
5. What are the requirements for signage?
6. How do we accommodate for mail delivery?
7. What is the role of staff, the Planning and Zoning Commission and Board of Supervisors?
8. How do we deal with solid waste disposal?
9. What fire protections should we include?
10. Should all utilities be underground?
11. How should we deal with public space within the RV subdivision?
12. What are the permitted uses?
13. What are the buffering requirements?
14. What are the minimum space requirements?

The City of Mesa has zoning requirements for an RV Subdivision. They are attached for your review.

## Chapter 34      **Manufactured Home/Recreational Vehicle Regulations**

Sections:

- 11-34-1      [Purpose and Intent](#)
- 11-34-2      [Permitted Uses](#)
- 11-34-3      [Zoning, Area, Density, Yard, Recreational, and Parking Regulations](#)
- 11-34-4      [Development Requirements](#)
- 11-34-5      [General Provisions](#)

### **11-34-1:      Purpose and Intent**

- A.      **Purpose.** This Chapter is to provide for manufactured home and recreational vehicle parks and subdivisions which are suitably developed for the placement and occupancy of manufactured homes or recreational vehicles for residential purposes on rented, leased, or owned spaces with the necessary accessory uses and amenities.
- B.      **Intent.** These regulations are intended to enable the development of unique, well-planned projects incorporating a variety of manufactured and vehicle-based housing for permanent or seasonal occupancy. It is also the intent of this Chapter to provide adequate regulations to preserve the residential character of the development and to prohibit inappropriate and incompatible land uses.

### **11-34-2:      Permitted Uses**

- A.      **Permitted Uses in Recreational Vehicle Parks and Subdivisions:**
  - 1.      One recreational vehicle on each approved lot or space. No manufactured homes or dwelling units of conventional construction shall be permitted on a lot or space for living purposes, except as specified below.
  - 2.      Recreational vehicle accessory structures, as defined in [Chapter 87](#), Definitions,
    - a.      Aggregate floor area, of all enclosed RV accessory structures shall be limited to 520 square feet, including storage rooms (attached or detached) and patio enclosures,
    - b.      Additional requirements applying to patio enclosures:
      - i.      Parking spaces shall not be enclosed.
      - ii.     All roof materials shall be lightweight aluminum or other noncombustible material.

- iii. A smoke alarm shall be installed in each room within a patio enclosure.
- iv. Partitions may be used to accommodate laundry, bath, and toilet facilities.
- v. Convenience electrical outlets and air conditioning equipment may be installed.
- vi. Removal of sliding doors, windows, or other modification of the existing recreational vehicle enclosed by the patio enclosure is prohibited.
- vii. Walls may consist of conventional wood framing or modular (prefabricated) construction.
- viii. Glass located within 24" of a doorway or 18" of a floor must be tempered.
- ix. Openings may be covered with screen mesh, plastic panels, or mineral glass. The combined surface area of openings facing the front, including doors and windows, shall account for 33% of the surface area of the front elevation.
- x. The front wall may contain a solid knee wall not more than 32 inches above a finished floor.
- xi. An open area located within the front wall shall be a minimum of 36" inches in height.
- c. Additional requirements applying to storage buildings or space, attached or detached, subject to:
  - i. a maximum area of 120 square feet;
  - ii. A maximum height of 10 feet above grade when detached or 10 feet above finished floor when attached;
  - iii. Location within the buildable area unless placed in the rear quarter of the space or lot and separated from the recreational vehicle by at 6 feet.
- 3. Manager's office and residence, which may be of conventional construction.
- 4. Recreation and social centers, which may be used for dancing, crafts, hobbies, games, child care, meetings, banquets, theatrical performances, movie viewing, and similar entertainment uses which are intended and used primarily as a resident amenity. Such facility may be of conventional construction.
- 5. Outdoor recreation facilities such as parks, swimming pools, ramadas, playground equipment, shuffleboard and tennis courts, putting greens, and similar recreational uses intended for use by the residents of the park or subdivision.

6. Common-use laundry facilities, maintenance buildings, and security guard houses, which may be of conventional construction.
7. Designated areas for boat and recreational vehicle storage which are used solely by the residents of the park or subdivision.
8. Recreation center parking lots and guest parking areas.
9. Accessory retail activities, as defined in [Chapter 87](#), Definitions, provided:
  - a. All proprietors and vendors shall possess valid business licenses and permits as required by the [Mesa City Code](#); and
  - b. All signs, flyers, and advertising that describe or relate to accessory retail activities shall not be visible from beyond the boundaries of the [Recreational Vehicle Park](#) or subdivision; and
  - c. Such activities shall not exceed more than 1 every 7 days; and
  - d. Each separate activity shall not exceed more than 4 consecutive hours.
10. Manufactured homes may be placed on designated recreational vehicle lots or spaces subject to the approval of a [Special Use Permit](#) in the [RM-2 - PAD](#), [RM-4](#), and [RM-4 - PAD](#) zoning districts, in accordance with the provisions contained in [Chapter 70](#), provided the area of the RV park or RV subdivision is 10 acres or greater. The minimum area may include an abutting manufactured home park or subdivision which shares common development improvements, such as reciprocal access, circulation lanes, and recreation areas. The [Special Use Permit](#) shall only be approved upon a finding that the recreational vehicle park or subdivision is in substantial compliance with all of the following items:
  - a. The minimum area and minimum width of lots or spaces for recreational vehicle park or subdivision, as applicable; and
  - b. The minimum setbacks, and parking for recreational vehicle parks or subdivisions, as applicable; and
  - c. A minimum ratio of 100 square feet of open space or recreation area for each lot or space. Designated open space or recreation area in excess of the minimum required for an abutting manufactured home park or subdivision used to meet the minimum area requirement above may be included to satisfy the open or recreation space requirement. In the event that insufficient open space or recreation area exists upon initial approval, a phasing plan may be submitted and approved that will provide, over the course of time, the minimum open space or recreation area needed to comply with the specified ratio. Such a phasing plan

shall show installation of all required additional open space or recreation area before installation of a manufactured home within the recreational vehicle park or subdivision that exceeds a threshold level of 66% of the lots or spaces within the recreational vehicle park or subdivision that contains manufactured homes; and

- d. Perimeter landscaping and perimeter screening walls; and
- e. The development requirements pertaining to the park or subdivision contained in this Subsection may be modified through approval of the [Special Use Permit](#), provided the modifications will substantially comply with the intent of these provisions, as evidenced by lot or space size, lot or space area, or open space and recreation areas in excess of the minimum required. Such modification may not exceed a deviation of more than 10% below the required minimum. In no instance, shall the minimum separation between units be less than 6 feet; and
- f. The maximum enclosed floor area of a manufactured home placed in a recreational vehicle park or recreational vehicle subdivision, including all enclosed space, storage rooms and building additions, shall be no larger than 1,100 square feet. Open patios, porches and carports shall not be included in the calculation of floor area of the manufactured home.

**B. Permitted Uses in Manufactured Home Parks:**

- 1. One manufactured home on each approved space. No dwelling units of conventional construction shall be permitted on any space for living purposes, except as specified below.
- 2. Manufactured home accessory structures as defined in [Chapter 87](#), Definitions.
- 3. Storage buildings, attached or detached, subject to:
  - a. A maximum area of 150 square feet;
  - b. A maximum height of 10 feet;
  - c. Location within the buildable area unless placed in the rear quarter of the space or lot and separated from the recreational vehicle by at least 6 feet.
- 4. Manager's office and residence, which may be of conventional construction.
- 5. Recreation and social centers, which may be used for dancing, crafts, hobbies, games, child care, meetings, banquets, theatrical performances, movie viewing, and similar entertainment uses which are intended and used primarily as a resident amenity. Such

facility may be of conventional construction.

6. Outdoor recreation facilities such as parks, swimming pools, ramadas, playground equipment, shuffleboard and tennis courts, putting greens, and similar recreational uses intended for use by the residents of the park.
7. Common-use laundry facilities, maintenance buildings, and security guard houses, which may be of conventional construction.
8. Designated areas for boat and recreational vehicle storage which are used solely by the residents of the park.
9. Recreation center parking lots and guest parking areas.
10. Accessory retail activities, provided:
  - a. All proprietors and vendors shall possess valid business licenses and permits as required by the [Mesa City Code](#); and
  - b. All signs, flyers, and advertising that describe or relate to accessory retail activities shall not be visible from beyond the boundaries of the [Recreational Vehicle Park](#) or subdivision; and
  - c. Such activities shall not exceed more than one every 7 days; and
  - d. Each separate activity shall not exceed more than 4 consecutive hours.

**C. Permitted Uses in Manufactured Home Subdivisions:**

1. One manufactured home on each approved lot. No recreational vehicles or dwelling units of conventional construction shall be permitted on a manufactured home lot for living purposes.
2. Manufactured home accessory structures as defined in [Chapter 87](#), Definitions.
3. Detached accessory buildings in accordance with [Section 11-5-7.A](#), Accessory Dwelling Units).
4. Recreation and social centers, which may be used for dancing, crafts, hobbies, games, child care, meetings, banquets, theatrical performances, movie viewing, and similar entertainment uses which are intended and used primarily as a resident amenity. Such facility may be of conventional construction.

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5. Outdoor recreation facilities such as parks, swimming pools, ramadas, playground equipment, shuffleboard and tennis courts, putting greens, and similar recreational uses intended for use by the residents of the subdivision.
6. Common-use laundry facilities, maintenance buildings, and security guard houses, which may be of conventional construction.
7. Designated areas for boat and recreational vehicle storage which are used solely by the residents of the subdivision.
8. Recreation center parking lots and guest parking areas.

**11-34-3: Zoning, Area, Density, Yard, Recreational, and Parking Regulations**

Table 11-34-3, below, specifies the required zoning, minimum area, maximum densities, minimum yard setback, minimum recreational area, and minimum parking regulation for all parks and subdivisions.

TABLE 11-34-3: DEVELOPMENT STANDARDS FOR RV AND MANUFACTURED HOME PARKS AND SUBDIVISIONS					
Standard	Type of Development				
	<a href="#">Recreational Vehicle Park</a>	<a href="#">Recreational Vehicle Subdivision</a>	<a href="#">Manufactured Home Park</a>	<a href="#">Manufactured Home Subdivision</a>	
Required Zoning	<a href="#">RM-4</a>	<a href="#">RM-4 -PAD</a> <a href="#">RM-4 -PAD</a>	<a href="#">RM-4</a> , RSL	<a href="#">RS-6 - PAD</a>	
Alternative Zoning for Infill Sites	--	--	--	ID-1, ID-2 (9)	
Minimum Area	10 Acres	10 Acres	10 Acres	10 Acres (9)	
Maximum Density (3)	22 spaces per net acre	15 spaces per net acre	10 spaces per net acre	7.26 spaces per net acre	
Minimum Space/Lot Size					
Area Sq. Ft.	1,200	1,750 (2,000 avg.)	3,000	6,000	
Width (ft)	34 (7)	35	40	60	
Depth (ft)	40	50	60	94	
Required Yard Setbacks (5)					
Front (ft)	5	7	5	Front (Enclosed Livable Areas, Porches/Porte Cocheres)	10
				Garages/ Carports – front and side yards	20 from the entry of carport/garage.
Side Min./Total (ft)	3/6 (8)	5/10	5/10	5/15 (2)	
Rear (ft)	3	5	10	15	
From Exterior Boundary of Development (ft) (6)	10	10	10	10	
Minimum Recreation Area (sq. ft.) (4)	75 per RV Space	150 per RV Lot	100 per M. H. Space	150 per M.H. Lot	
Minimum Paved Parking (1)	1 per RV Space	1 per RV Lot	2 per M. H. Space	2 per M. H. Lot	
Minimum Visitor Parking	1 per 10 RV Spaces	1 per 10 RV Lots	1 per 5 M. H. Spaces	1 per 5 M. H. Lots	

**Table 11-34-3 Footnotes**

1. Minimum space size 9' x 18': may be tandem but not in required front yard setback.
2. Minimum of 10' on one side for vehicle access and/or 10' on street side of corner lot or space.
3. Net acre means after deduction of existing and/or proposed rights-of-way.
4. Public or private streets, vehicle storage areas and exterior boundary landscaping shall not be located in this area.
5. Required yard setbacks are measured from any portion of the unit or accessory structures except for rear yard storage buildings as specified in section 3(A) and 3(B) of this chapter.
6. Setbacks are measured from required screen walls.
7. Minimum width of 28' for spaces not designated for park trailers or manufactured homes.
8. There shall be at least 6' between adjacent structures. This separation may be reduced by up to 3' for a patio enclosure with an exterior wall of not less than one-hour fire resistive construction as required in

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the building code, or for the supporting structural elements of an open metal awning, provided no obstructions occupy this area. No reduction in separation between structures shall be permitted for manufactured homes in recreational vehicle parks or subdivisions approved by a Special Use Permit through the Board of Adjustment.

9. Manufactured Housing may be approved for use as part of an infill site when approved in conjunction with an ID-1 or ID-2 zoning district, as per Chapter 12 of this Ordinance. When the ID-1 or ID-2 zoning is used to authorize a manufactured home subdivision, the project site may be less than 10 acres.

### **11-34-4: Development Requirements:**

#### **A. Requirements for Recreational Vehicle Parks and Subdivisions:**

1. A minimum of 5% of the required recreational area shall be enclosed within a recreation hall or building. Public or private streets, vehicle storage areas, and exterior boundary landscaping areas shall not be included when calculating required recreational area.
2. Landscaping shall be provided in accordance with the default landscape requirements of [Chapter 33](#), Landscaping, for a project located in a [RM](#), Multiple Residence district, unless a different character designator is approved by [City Council](#) for the site.
3. A 6 foot high masonry screen wall shall be required along all park and subdivision boundaries. Such wall shall be placed on the interior side of the required landscape strip.
4. Access to lots or spaces shall be from the interior of the park or subdivision.
5. Private streets shall be paved to a minimum width of 28 feet including required sidewalks when flush with the surface of the paving.
6. Concrete sidewalks at least 2 feet in width shall be provided on each side of interior private streets.
7. Required parking spaces shall be paved with either 2 inches of asphalt or 4 inches of concrete.

#### **B. Requirements for Manufactured Home Parks and Subdivisions:**

1. All room additions shall be structurally independent of the manufactured home itself but may be attached to the manufactured home by weather stripping.
2. Landscaping on the perimeter of the site shall be provided in accordance with the default landscape requirements of [Chapter 6](#), Commercial and Mixed Use Districts, and [Chapter 33](#), Landscaping, for a project located in a [RM](#), Multiple Residence district, unless a different character designator is approved by [City Council](#) for the site.
3. A 6 foot high masonry screen wall shall be required along all park and subdivision boundaries. Such wall shall be placed on the interior side of the required landscape strip.

4. Access to lots or spaces shall be from the interior of the park or subdivision.
5. Private streets shall be paved to a minimum width of 32 feet including required sidewalks when flush with the surface of the paving.
6. Concrete sidewalks at least 2 feet in width shall be provided on each side of interior private streets.
7. Required parking spaces shall be paved with either 2 inches of asphalt or 4 inches of concrete.

**C. Additional Requirements for Manufactured Home Parks:**

A minimum of 10% of the required recreational area shall be enclosed within a recreation hall or building. Public or private streets, vehicle storage areas, and exterior boundary landscaping areas shall not be included when calculating required recreational area.

**11-34-5: General Provisions**

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**A. Locations Outside of Parks and Subdivisions.**

1. Permitted uses for manufactured homes or recreational vehicles outside of a park or subdivision are limited to the following:
  - a. As a sales office for manufactured home or recreational vehicle sales.
  - b. With approval of a [Special Use Permit](#) pursuant to [Chapter 70 Conditional Use Permits](#), as quarters for a night watchman or caretaker, provided no person other than the night watchman or caretaker shall occupy the unit.
  - c. As a construction field office for use by contractors while a permanent building is under construction.
  - d. As a temporary place of business for the owner or lessee during the course of construction of a new building on the site, or during remodeling of an existing building or tenant space.
  - e. As a temporary sales office for the sale of homes in a conventional subdivision.
  - f. As staff residences for comprehensive youth residences as defined by [Chapter 87, Definitions](#), limited to manufactured homes only, and subject to the approval of a [Special Use Permit](#) in accordance with [Section 11-5-8, Comprehensive Youth Residence](#), and [Chapter 70 Conditional Use Permits](#).
2. Prior to the use of a manufactured home or recreational vehicle for Items 1.b, 1.c, 1.d, and 1.e (above) enumerated in this Section, an [Administrative Use Permits](#) for the unit shall be obtained from the Building Safety Division and the Use Permit shall be nontransferable from one owner or lessee to another.
  - a. Except Item 1.d (above), the Use Permit shall expire on December 31 of each year, unless earlier revoked. A Use Permit fee shall be collected when the Use Permit is issued.

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- b. Use Permits issued for Item 1.d (above) shall be valid for the duration that a building permit associated with the building or remodeling activity remains active. In the event that no building permit is required, then the Use Permit shall remain valid for a maximum of 6-months, and may be renewed once if the applicant can demonstrate to the Zoning Administrator that the remodeling activity remains on-going and active.

### B. **Temporary Parking.**

Manufactured homes and recreational vehicles shall not be parked, stored, or occupied on any property which is not part of an approved manufactured home or recreational vehicle park, subdivision, sales, or storage lot or approved under this Chapter. Temporary Parking of a manufactured home or recreational vehicle outside of an approved [Manufactured Home Park](#), [Manufactured Home Subdivision](#), [Recreational Vehicle Park](#) or [Recreational Vehicle Subdivision](#) is limited to the following:

1. Emergency parking of a manufactured home or recreational vehicle for a period of not longer than one (1) hour is permitted on any public thoroughfare subject to the provisions of the parking and traffic regulations of the [City of Mesa](#).
2. The temporary parking of a recreational vehicle on a public street in a residential area for the purposes of loading, unloading, or cleaning for a period of time not to exceed 48 hours shall also be permitted subject to the parking and traffic regulations of the [City of Mesa](#) and provided the vehicle is not parked so as to create a traffic hazard or obstruct traffic visibility.
3. On-site parking or storage of a recreational vehicle in accordance with the following, provided such recreational vehicle is not used for living quarters or commercial purposes:
  - c. Within an enclosed accessory building or garage in all zoning districts.
  - d. Where outdoor storage is otherwise allowed in the commercial and industrial districts.
  - e. On residential lots containing less than 5 dwelling units:
    - i. For Lots of a minimum 15,000 sqft or greater, anywhere within the buildable area behind the front line of the dwelling unit; or anywhere within the rear yard; or in the side yard behind the front line of the dwelling unit provided such recreational vehicle does not exceed 40-ft in length exclusive of tongue.
    - ii. For Lots less than a minimum 15,000 sq ft or greater, anywhere within the buildable area behind the front line of the dwelling unit; or anywhere within the rear yard; or in the side yard behind the front line of the dwelling unit provided such recreational vehicle does not exceed 30 ft in length exclusive of tongue.

- iii. A recreational vehicle parked in the side yard which exceeds 6 feet in height as measured from grade and is visible from a public street shall be screened from such public street by a 6 ft high opaque fence.
    - f. On residential lots containing 5 or more dwelling units: only on an approved parking space; or within an approved, designated storage area.
  - 4. The temporary parking of a recreational vehicle in the front yard on a residential lot for the purposes of loading, unloading, or cleaning shall be permitted for a period of time not to exceed 72 hours provided the recreational vehicle is not used for living quarters or business purposes. While temporarily located as provided herein, the recreational vehicle shall not be parked so as to obstruct traffic visibility.
- C. **Conversion.** The conversion of an existing manufactured home or recreational vehicle park to another residential use shall be subject to approval set forth in the amendment requirements established in [Chapter 67 Common Procedures](#). When an existing manufactured home or recreational vehicle park is converted to another residential use, the area so converted shall be zoned to limit the number of dwelling units per area that can be constructed thereon to a density compatible with existing residential development in the surrounding area.
- D. **Permits.**
  - 1. It shall be unlawful for any person to install a manufactured home, park trailer, recreational vehicle awning, recreational vehicle patio enclosure, manufactured home room addition, or any electrical, plumbing, or mechanical component without first obtaining a permit or permits from the [Building Official](#) or his designee as specified in [Mesa Administrative Code, Title 4, Chapter 1 of the Mesa City Code](#).
  - 2. No person shall install any park trailer or recreational vehicle awning or construct any recreational vehicle patio enclosure without approval of the property owner, the owner's agent, or other authorized representative.

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